



**TOWN OF GILBERT
NOTICE OF PARKWAY IMPROVEMENT DISTRICT
BUDGET AND ASSESSMENTS 2019-2020
PKID # 07-11 CASSIA PLACE**

January 3, 2019

«PKID»
«OWNER_NAME»
«CO_OWNER_NAME»
«OWNER_ADDRESS»
«OWNER_CITY», «STATE» «ZIP»

Dear PKID Property Owner,

The common areas and rights of way within your subdivision are maintained through a special assessment district known as a **Parkway Maintenance Improvement District (PKID)**. **Your neighborhood is: PKID #07-11 Cassia Place.** Special assessment district costs are added to your property tax bill each year on a per lot basis.

Your PKID annual meeting was held in November 2018, to answer questions, clarify information, identify and discuss required maintenance items and receive potential ballot suggestions. At the meeting, staff discussed current assessment costs, presented information on the current project-Douglas Basin Renovation-Phase 2, and info on the projects researched as potential projects from the previous year's annual vote.

Current project update – Phase 2 Douglas Basin Renovation.

The Engineer's Estimate was \$52,829.63. The actual project bid came in at \$50,950. The project will start in the next three to four weeks and should take two to three weeks to complete, depending on the weather. New plant material, drip irrigation, and granite will be installed.

Potential Research Projects for exploratory votes

Based on input from property owners in attendance, it was determined that this year's ballot would also reflect the following options for a vote by the homeowners. If approved, staff will research only the costs associated with the project and provide the information at next year's annual meeting for a future vote.

- **Research the Cost to Repair and Paint the Common Area Walls**
- **Research the Cost to Add an Amenity to the Park (such as a basketball court, soccer post, etc.)**

Potential Project – Renovation of Entry Monuments (with Phasing Options)

Project Overview – Proposed designs for the renovation of the Cassia Place entry monument signs were reviewed at the annual meeting. The preferred design includes a popular farmhouse style, utilizing the current retaining walls. The arch would be removed from the front wall, brick veneer would be added, and the back wall would be raised up for the neighborhood name, with faux wood accents. The faux wood is actually made from concrete. The design features ornamental plants and raised lettering welded to a steel plate which is then attached to the wall, the letters should be difficult to vandalize.

The attendees preferred to do one sign at each entrance and turn the other side into a low wall without plants. An illustration and area map are included with the enclosed ballot showing the existing entryways and the proposal for both sides. If approved, this potential project could be completed in phases over multiple years. Options include completing all 3 entry's at once or doing one entry at a time, with one sign and one planter box. Phasing the signs typically increases the overall costs due to multiple mobilizations by contractors. Pricing for all options are included in the table below.

The following is a breakdown of your monthly Base Assessment and any potential project costs. Project costs will only be added to the Base Assessment if approved by a majority vote of the PKID 07-11 Cassia Place property owners. Assessment costs begin after July 1, 2019. Assessments are only for a 1 year period-July 1, 2019 thru June 30, 2020.

CASSIA PLACE - 07-11 – ASSESSMENT TABLE

	Annual Estimate	Monthly Estimate
Base Maintenance Assessment (Before any Potential Projects)	\$556.04	\$46.33
Estimated Assessments – <i>ONLY IF A PROJECT IS APPROVED</i>		
Additional 1-Year FY2019-2020 - Base Assessment + Plus POTENTIAL Project Cost:		
Option 1–Base plus Completion of Sign at Raleigh Bay Entry Only	\$746.74	\$62.23
Option 2–Base plus Completion of Sign at Stanford Entry Only	\$803.98	\$67.00
Option 3–Base plus Completion of Sign at Douglas Entry Only	803.98\$	\$67.00
<u>COMBINED COSTS (ONLY If Multiple Projects are Approved)</u>		
Base + completion of ALL 3 entry's at one time (Raleigh/Stamford & Douglas)	\$1,242.62	\$103.57
Base plus completion of Raleigh and Stanford at one time	\$994.68	\$82.89
Base plus completion of Raleigh and Douglas at one time	\$994.687	\$82.89
Base plus completion of Stanford and Douglas at one time	\$1,051.92	\$87.66

In our continuing efforts to provide comprehensive service to our residents, we will be holding the annual **PKID Open House**, as listed below. Please drop in if you have any questions regarding your PKID.

- **DATE:** Tuesday, January 22, 2019
- **TIME:** 5:30 pm – 7:00 pm
- **PLACE:** Public Works North Assembly Room, 900 E Juniper Ave, Gilbert 85234

It is anticipated that Council will review the proposed budget at the meeting on **May 2, 2019, at 7:00 p.m.**, and adopt levies in accordance with these budgets at the meeting on **June 6, 2019, at 7:00 p.m.** Both meetings will be held in the Council Chambers at the Municipal Center, 50 E. Civic Center Drive. As a member of this PKID, you are encouraged to attend and participate in this meeting. Any changes to these dates will be posted on the Gilbert website at <http://www.gilbertaz.gov/pkid>.

This notice will be the final mailing to the property owners of PKID 07-11 Cassia Place for FY2019. Any other notices of upcoming meetings will be communicated via e-mail. If you wish to be included in these e-mail updates, please send your name, PKID number, and e-mail address to joanne.mcclaughlin@gilbertaz.gov.

Updates on your PKID are also available on Gilbert's website at <http://www.gilbertaz.gov/pkid>. If you have any questions regarding the budget, or the historical costs of the district, contact Joanne McLaughlin at 480-503-6211. If you have questions regarding the landscaping or maintenance efforts, contact Rick Acuna at 480-503-6268.

Respectfully,
Joanne E. McLaughlin
Town of Gilbert-Parks and Recreation
PKID Management Analyst

PKID STAFF CONTACTS

PKID Maintenance - Rick Acuna, 480-503-6268, Rick.acuna@gilbertaz.gov
 PKID Administration - Rocky Brown, 480-503-6330, Rocky.brown@gilbertaz.gov
 PKID Administration - Joanne McLaughlin, 480-503-6211, Joanne.mcclaughlin@gilbertaz.gov
 Website Information - www.gilbertaz.gov/pkid
 Town of Gilbert-Parks & Recreation Dept., PKID Division, 90 E Civic Center Dr., Gilbert, AZ 85296

PKID BALLOT – 2019

PKID NAME – PKID #07-11 CASSIA PLACE

Voting Instructions. Please select only one choice - YES or NO. ALL Votes apply strictly to FY2019-2020.

If a **Potential Project** is approved by a majority YES vote of the PKID property owners, it will then go through a public bidding process. Town Council will consider approval of the selected lowest responsible bid. By law, there is a 15-day waiting period to allow property owners time to voice any concerns regarding any potential project that has been approved by a majority vote. If the majority vote is NO, the item is dismissed from that voting cycle.

POTENTIAL PROJECT: RENOVATION OF ENTRY MONUMENTS with Phasing Options

- Phasing options are provided in detail below.
- Cost breakdowns for each option are also listed on the Assessment Table within the enclosed letter.
- An illustration of the proposed sign renovation and a map of the area are included in this packet.

No Improvements Option

- ☐ **No, I do not approve** to complete any renovations of the entry sign monuments. (Stays at base of \$556.04 annual / \$46.33 monthly)

Option 1: Completion of the Monument Sign Renovation at the Raleigh Bay Entry Only

- ☐ **Yes, I approve** to have Option 1 of the Project completed – the renovation of the entry monument at Raleigh Bay. (New annual \$746.74 / New monthly \$62.23)

Option 2: Completion of Monument Sign Renovation at the Stanford Avenue Entry Only

- ☐ **Yes, I approve** to have Option 2 of the Project completed – the renovation of the entry monument at Stanford Avenue. (New annual \$803.98 / New monthly \$67.00)

Option 3: Completion of Monument Sign Renovation at the Douglas Entry Only

- ☐ **Yes, I approve** to have Option 3 of the Project completed – the renovation of the entry monument at Douglas Avenue. (New annual \$803.98 / New monthly \$67.00)

COMBINATION OPTIONS – a Yes Vote Would Result In Completing Multiple Phases At Once

Option 4: Completion of ALL 3 Sign Renovations at once (3-Locations-Raleigh Bay/Stanford/Douglas)

- ☐ **Yes, I approve** to have Option 4 of the Project completed – the renovation ALL 3 of the entry sign monuments at one time – ALL 3 locations - Raleigh Bay, Stanford and Douglas Avenues. (New annual \$1,242.62 / New monthly \$103.57)

Option 5: Completion of the Monument Sign Renovations at the Raleigh Bay and Stanford Entry's Only

- ☐ **Yes, I approve** to have Option 5 of the Project completed – the renovation of 2 locations of entry sign monuments at one time – Raleigh Bay and Stanford Avenue. (New annual \$994.68 / New monthly \$82.89)

Option 6: Completion of the Monument Sign Renovations at the Raleigh Bay and Douglas Entry's Only

- ☐ **Yes, I approve** to have Option 6 of the Project completed – the renovation of 2 locations of entry sign monuments at one time – Raleigh Bay and Douglas Avenue (New annual \$994.68 / New monthly \$82.89)

Option 7: Completion of the Monument Sign Renovations at the Stanford and Douglas Entry's Only

- ☐ **Yes, I approve** to have Option 7 of the Project completed – the renovation of 2 locations of entry sign monuments at one time – Stanford and Douglas Avenues. (New annual \$1,051.92 / New monthly \$87.66)

PKID BALLOT – 2019

PKID NAME – PKID #07-11 CASSIA PLACE

VOTING INSTRUCTIONS - Select YES or NO for EACH Item Below. ALL Votes are for FY2019-20.

RESEARCH ITEMS:

Research Item #1 - Costs associated to repair and paint the common area walls

- ☐ **Yes, I approve** for staff to conduct research only for the costs associated to repair and paint the common area walls. If approved, the project would then be considered for approval at a future date during the next fiscal year.
- ☐ **No, I not approve** for staff to conduct research only for the costs associated to repair and paint the common area walls.

Research Item #2 - Costs to add an amenity to the Park (such as a basketball court, soccer post, etc.)

- ☐ **Yes, I approve** for staff to conduct research only for the costs associated to add an amenity to the park. If approved, the project would then be considered for approval at a future date during the next fiscal year.
- ☐ **No, I not approve** for staff to conduct research only for the costs associated to add an amenity to the park.

NAME (please print): _____

ADDRESS: _____

EMAIL: _____

(Providing your contact information ensures you will receive all PKID communications throughout the year.)

SIGNATURE: _____

Ballots are due by January 23, 2019 by 5:00 pm. Ballots may be submitted in the following manner:

- Email: Joanne McLaughlin at joanne.mclaughlin@gilbertaz.gov
- Fax: 480-503-6204: Attention: Joanne McLaughlin
- Mail: Attention: Joanne McLaughlin, Town of Gilbert Parks & Recreation Department,
90 E Civic Center Dr., Gilbert, AZ 85296
- Drop off – Attention: Joanne McLaughlin, Town of Gilbert Parks & Recreation Department,
90 E Civic Center Dr., Gilbert, AZ 85296 – Mon.-Thurs.-7:00a – 6:00p
- At Annual Open House: Jan. 22, 2019, 5:30-7:00pm; 900 E Juniper Ave., Gilbert, AZ 85234